

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

404/109 Inkerman Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$630,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2021

to

31/12/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/201 Dandenong Rd WINDSOR 3181	\$630,000	13/11/2021
2	209/48 Blenheim St BALACLAVA 3183	\$630,000	13/01/2022
3	8/23 Park St ST KILDA WEST 3182	\$629,000	01/10/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/02/2022 10:20



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$630,000

Median Unit Price

December quarter 2021: \$610,000

Comparable Properties



4/201 Dandenong Rd WINDSOR 3181 (REI/VG) Agent Comments

 2
  1
  1

Price: \$630,000

Method: Auction Sale

Date: 13/11/2021

Property Type: Apartment



209/48 Blenheim St BALACLAVA 3183 (REI) Agent Comments

 2
  1
  1

Price: \$630,000

Method: Private Sale

Date: 13/01/2022

Property Type: Apartment



8/23 Park St ST KILDA WEST 3182 (REI/VG) Agent Comments

 2
  1
  1

Price: \$629,000

Method: Private Sale

Date: 01/10/2021

Property Type: Unit

Land Size: 668 sqm approx

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765